

**DEER LAKE HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**

**September 22, 2021**

*Draft minutes*

1. **Call to Order:** George Boyer called the meeting to order at 7:22 p.m. The meeting was posted on the clubhouse board, signs were placed at the community and included in the newsletter. Present were George Boyer, Bradley Messina, Charlie Kelly and Karen Martin. Also present were Pat Schoo, the Community Association Manager from School Management and her assistant Lori Jacobson, and about 7 homeowners.
2. **Approval of the Minutes:** George Boyer went over the items that were approved at the last board meeting in June. There was discussion about the cancellation of the ADT alarm contract April 17, 2022 which was decided at the June board meeting. Several homeowners present said they wanted to keep ADT. George Boyer then motioned to approve the June 23, 2021 BOD's meeting minutes as presented and Charley Kelly 2<sup>nd</sup> the motion. Minutes are approved. **Motion passed (4-0).**

3. **New Business:**

**Fill remaining term of the Association Board seat vacated by prior Board member**

**Robert Cooper:** George Boyer, President reviewed the current terms of each current board member. His term expires January 2024. Karen Martin, Vice President term expires January 2022. Bradley Messina, Vice President term expires January 2023. Charlie Kelly, Treasurer term expires January 2022. Then George Boyer introduced Bill Snodgrass and long time Casa homeowner that is very active volunteering in the association. He has a home watch company working with a lot of homeowners including some from Deer Lake. Bill has volunteered to fill the Board seat vacated by Rob Cooper who moved away from the community in June. George Boyer motioned to approve Bill Snodgrass to fill Rob Cooper's vacant Board seat and position as Secretary on the HOA Board for the remainder of Cooper's term that expires January 2024. Bradley Messina 2<sup>nd</sup> the motion and the **Motion passed (4-0).**

**Front Wall Painting:** At the June 23, 2021 Board Meeting, it was approved to get quotes and use the best bid. The wall quotes included both sides of the wall, plus repainting the retaining wall, Gate House and repainting the metal gates. Three bids were obtained, Alfa Management - Rudy's Painting \$6,200, Elias Brothers Group \$6,850 and Hein Brothers \$9,990. Ruby's Painting was the bid that was accepted. All of the painting should be completed within the next 2 weeks weather permitting. George Boyer and Bradley Messina have volunteered to freshen up the Deer Lake logos and tiled area at the entranceway.

**Deer Lake Master POA Special Assessment charge to Deer Lake HOA:** George Boyer made a motion to transfer \$3,600 to the Deer Lake Master POA for the required removal of invasive plantings caused by intentional plantings of non-native Florida species including Areca Palms, Bamboo trees, Fichus trees, Fishtail Palms, Queen Palms and Foxtail Palms. These were located in the Preserve area next to and contingent to the Deer Lake Clubhouse common area property. This \$3,600 will be recorded as an expense

and charged to account 5326 as a Master Association assessment. Bradley Messina 2<sup>nd</sup> the Motion and the **Motion passed (5-0)**.

**Approve 2022 Draft Budget for the Association:** George Boyer went over the upcoming 2022 Budget. The base quarterly assessment for 197 homes for 2022 is calculated at \$645. Comcast Cable quarterly cost for 163 homes will increase to \$209 and ADT security will be calculated at \$16 per quarter for 135 homes. George went over several items on the budget that will be increasing at a rate higher than inflation for 2022 including insurance, grounds maintenance, and preserve management costs. Copies of the proposed draft budget were given to all homeowners present and will be posted on the community website all to review. The quarterly HOA Assessment for homes including Comcast Cable and ADT will be \$870. George Boyer Boyer motioned to approve the draft Deer Lake HOA Budget for 2022 as presented tonight and Karen Martin 2<sup>nd</sup> and Budget was approved. **Motion passed (5-0)**.

**Community Input:** There was more discussion about the ADT security system and 3 owners still want the service. George stated that less than 50% of the homes are using ADT and the decision was previously made by Board to not renew the 7 year bulk service contract which most homeowners did not want to pay for. ADT will be available for homeowners to privately contract for service with them or any other security service company they desire. The ADT contract will expire and not be renewed effective April 18, 2022.

**Adjournment:** With no further business to discuss, Charley Kelly made a motion to adjourn the meeting and Bradley Messina 2<sup>nd</sup> the motion. The meeting adjourned at 8:12 p.m.

Respectfully submitted,  
Lori Jacobson,  
Assistant to

*Pat Schoo*, CAM

Community Association Manager